

630 E 13th Ave

Eugene OR 97401

Property Overview

Estimated Market Value	
Property taxes	\$35,907
County	
Building square footage	
Lot size	
Number of Bedrooms	0
Number of Bathrooms	0

Possible Owners

1 Possible Owners Found

PATTERSON STREET SUSTAINABLE HOUSING LLC
--

Possible County Assessor Records

Owner Occupied	false
Ownership Vesting Type	Unknown or not provided
Mailing Address for Taxes	1075 Arrowsmith St Eugene, OR 97402

Assessed Tax Value

Land Value	
Improvements	\$0
Total Value	\$1,894,380

Property Taxes

Tax Amount	\$35,907
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Estimated Value

Est. Value	
Last Updated	

Low-to-High Estimated Value

Property Appreciation Percent

Property Appreciation Amount

Confidence Score

Estimated Value History

Date

Location Details

State	N/A
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County	N/A
--------	-----

Municipality	LANE
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City	Eugene
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FIPS County Code	N/A
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APN	0285559
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Duplicate APN	N/A
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Brief Description	TL 12500
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Subdivision	SHAWS ADD 02
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Tract number	N/A
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Block	N/A
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Section	32
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Lot	12500
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Unit	N/A
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Latitude	44.04544
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Longitude	-123.08323
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Possible Lot and Building Details

Lot Details

Standardized Land Use Code	Multi-Family Dwelling (2-4 Units)
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County Land Use Code	N/A
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Zoning	N/A
--------	-----

Buildings	N/A
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Lot Size	sqft
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Lot Frontage	N/A
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Lot Depth

N/A

Building Details

Overall Attributes

Total Square Footage	sqft
Number of Stories	N/A
Number of Units	N/A
Year Built	N/A
Style	Unknown
Class	Unknown or not provided
Construction Type	Unknown
Codes	Unknown or not provided Unknown or not provided Unknown or not provided No Pool in the Property Not Suppressed Unknown or not provided Unknown or not provided Unknown or not provided

Interior Dimensions

Total Finished Areas	N/A
Additions	N/A
Attics	N/A
Garage	N/A
Basement	N/A

Room Counts

Total Room Count	N/A
Bedrooms	N/A
Bathrooms	N/A

Possible Deeds

1 | Possible Deeds Found

New Loan Recorded

2015-01-09 – SWISS RE LIFE & HEALTH AM to PATTERSON STREET SUSTAINABLE H

Primary Lender Details

Lender	SWISS RE LIFE & HEALTH AM
Loan Amount	\$14,130,000
Lender Type	Unknown or not provided
Loan Type	Conventional or Unknown
Line of Credit Loan	Not a Credit Line or Unknown

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	LANE
State	OR
Transfer Date	2015-01-09
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	Refinance or Equity
Deed Type	Maps to Grant Deed
Document Number	0000000951
Document Type	T
Book Number	N/A
Page Number	N/A
Recorded Date	2015-01-09
Recorded Type	N/A
Quitclaim Deed	N/A

Possible Residents

15 Possible Residents Found

#	Name	Age	Phone	Current location
1	CAROLYN MCELREATH	N/A		630 E 13th Ave Eugene, OR 97401 First seen: 12/2008, Last seen: 08/2022
2	WILLIAM J MCELREATH	N/A		630 E 13th Ave Eugene, OR 97401 First seen: 12/2008, Last seen: 06/2012
3	BRITA ARCURI	N/A		630 E 13th Ave Eugene, OR 97401 First seen: 02/2015, Last seen: 02/2016
4	DAVID P HARP	N/A		630 E 13th Ave Eugene, OR 97401 First seen: 02/1999, Last seen: N/A
5	TERRY S SHOCKLEY	N/A		630 E 13th Ave Eugene, OR 97401 First seen: 08/2010, Last seen: 11/2011

Lien filed in OR on 2025-05-25

Debtors

#	Names	Addresses
1		630 E 13th Ave Eugene, OR 97401

Info on the lien

Filing date	2025-05-25
Amount	N/A
Case #	N/A
Status	N/A
Court	OR
TMSID	HG25LT05989ORLANS1

Lien docket

Type	FORCIBLE ENTRY/DETAINER
Filing date	2025-05-25
Release number	25LT05989
Agency	Lane Circuit Court Eugene
County	Lane
State	OR

Lien filed in OR on 2024-01-03

Debtors

#	Names	Addresses
1		630 E 13th Ave Eugene, OR 97401

Info on the lien

Filing date	2024-01-03
Amount	\$50,755
Case #	N/A
Status	N/A
Court	OR
TMSID	HG202400029350755ORMARC1

Lien docket

Type	STATE TAX LIEN RELEASE
Filing date	2024-01-03
Release number	248338

Agency	Marion County Court
County	Marion
State	OR

Lien filed in OR on 2018-12-10

Debtors

#	Names	Addresses
1		630 E 13th Ave Eugene, OR 97401

Info on the lien

Filing date	2018-12-10
Amount	\$317
Case #	N/A
Status	N/A
Court	OR
TMSID	HG2018056621317ORLANC1

Lien docket

Type	STATE TAX LIEN RELEASE
Filing date	2018-12-10
Release number	77647
Agency	Lane County Court
County	Lane
State	OR

Lien filed in OR on 2015-02-23

Debtors

#	Names	Addresses
1		630 E 13th Ave Eugene, OR 97401

Info on the lien

Filing date	2015-02-23
Amount	\$2,888
Case #	N/A
Status	N/A
Court	OR
TMSID	HG7014257162888ORLANS1

Lien docket

Type	SMALL CLAIMS JUDGMENT
Filing date	2015-02-23
Release number	701425716
Agency	Lane Circuit Court Eugene
County	Lane
State	OR

Lien filed in OR on 2015-02-23

Debtors

#	Names	Addresses
1	BRITA ARCURI	630 E 13th Ave Eugene, OR 97401
2		630 E 13th Ave Eugene, OR 97401

Info on the lien

Filing date	2015-02-23
Amount	\$1,066
Case #	N/A
Status	N/A
Court	OR
TMSID	HG7014225001066ORLANS1

Lien docket

Type	SMALL CLAIMS JUDGMENT
Filing date	2015-02-23
Release number	701422500
Agency	Lane Circuit Court Eugene
County	Lane
State	OR

Lien filed in OR on 2012-09-07

Debtors

#	Names	Addresses
1		630 E 13th Ave Eugene, OR 97401

Info on the lien

Filing date	2012-09-07
Amount	\$3,150

Case #	N/A
Status	N/A
Court	OR
TMSID	HG1212152913150ORLANS1

Lien docket

Type	CIVIL JUDGMENT
Filing date	2012-09-07
Release number	121215291
Agency	Lane Circuit Court Eugene
County	Lane
State	OR

Lien filed in OR on 2012-07-20

Debtors

#	Names	Addresses
1		630 E 13th Ave Eugene, OR 97401

Info on the lien

Filing date	2012-07-20
Amount	\$34,670
Case #	N/A
Status	N/A
Court	OR
TMSID	HG201203653434670ORLANC1

Lien docket

Type	STATE TAX LIEN RELEASE
Filing date	2012-07-20
Release number	2014028262
Agency	Lane County Recorder's Office
County	Lane
State	OR

Lien filed in OR on 2012-07-20

Debtors

#	Names	Addresses
1		630 E 13th Ave Eugene, OR 97401

Info on the lien

Filing date	2012-07-20
Amount	\$10,418
Case #	N/A
Status	N/A
Court	OR
TMSID	HG201203653510418ORLANC1

Lien docket

Type	STATE TAX LIEN RELEASE
Filing date	2012-07-20
Release number	2013044810
Agency	Lane County Recorder's Office
County	Lane
State	OR

Lien filed in OR on 2011-11-15

Debtors

#	Names	Addresses
1	TERRY S SHOCKLEY	630 E 13th Ave Eugene, OR 97401

Info on the lien

Filing date	2011-11-15
Amount	\$2,365
Case #	N/A
Status	N/A
Court	OR
TMSID	HG7011210762365ORLANS1

Lien docket

Type	SMALL CLAIMS JUDGMENT
Filing date	2011-11-15
Release number	701121076
Agency	Lane Circuit Court Eugene
County	Lane
State	OR

Lien filed in OR on 2011-10-21

Debtors

#	Names	Addresses
1		630 E 13th Ave Eugene, OR 97401

Info on the lien

Filing date	2011-10-21
Amount	\$13,688
Case #	N/A
Status	N/A
Court	OR
TMSID	HG201104760013688ORLANC1

Lien docket

Type	FEDERAL TAX LIEN RELEASE
Filing date	2011-10-21
Release number	2014039828
Agency	Lane County Recorder's Office
County	Lane
State	OR

Registered Sex Offenders

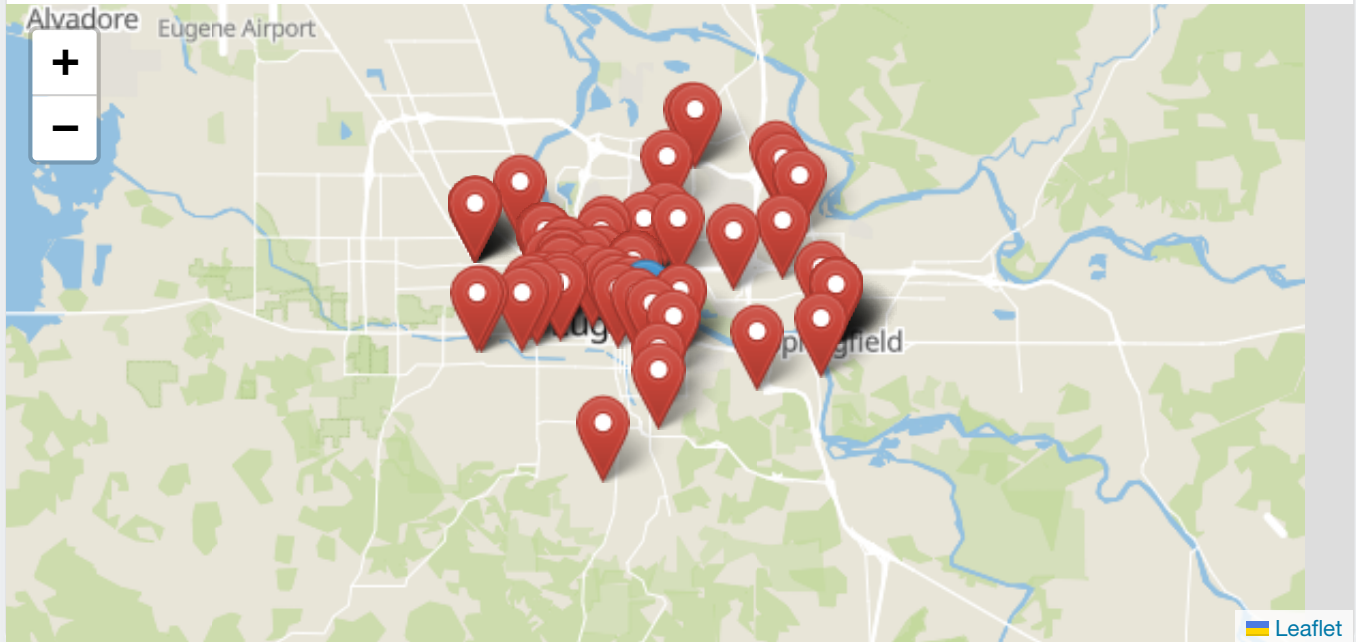
100 | Registered Sex Offenders Found

Please log into your BeenVerified, Inc. account to view registered sex offenders for this report.

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☒ Location ☒ Sex Offenders



Property Details

Assessed Value	Sale Date	Sale Amount
\$788,926.00	Sep 28, 2018	\$25,000,000.00

Property Information

Hide ^

APN#	1866621	Land Sq. Ft	3264
Type	Commercial		

Property Value

Hide ^

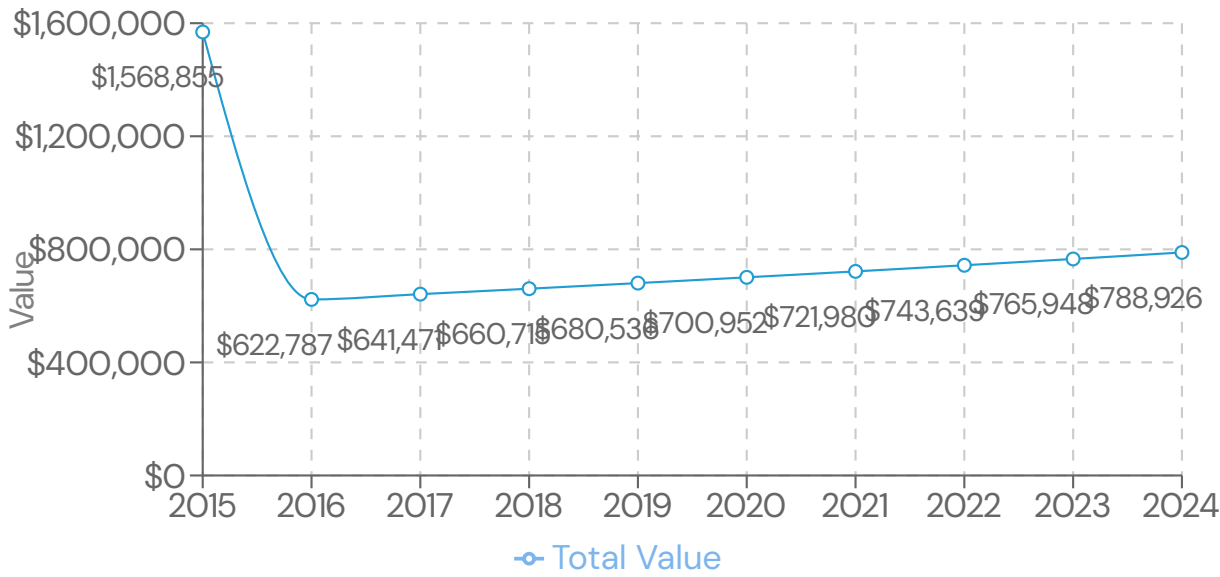
Assessed	\$788.926.00	Improvement	\$1.590.266.00
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Assessed Value (2024)	778,926.00	Improvement Value	77,000,000.00
Tax Amount (2024)	\$15,635.41		

Assessed Value

Hide ^

2015	\$1,568,855.00	2016	\$622,787.00
2017	\$641,471.00	2018	\$660,715.00
2019	\$680,536.00	2020	\$700,952.00
2021	\$721,980.00	2022	\$743,639.00
2023	\$765,948.00	2024	\$788,926.00



Assessed Value

Sale Date

\$474,567.00

Jan 9, 2015

Property Information

Hide ^

APN#	0285559	Land Sq. Ft	10719
Type	Condominium (Residential)		

Property Value

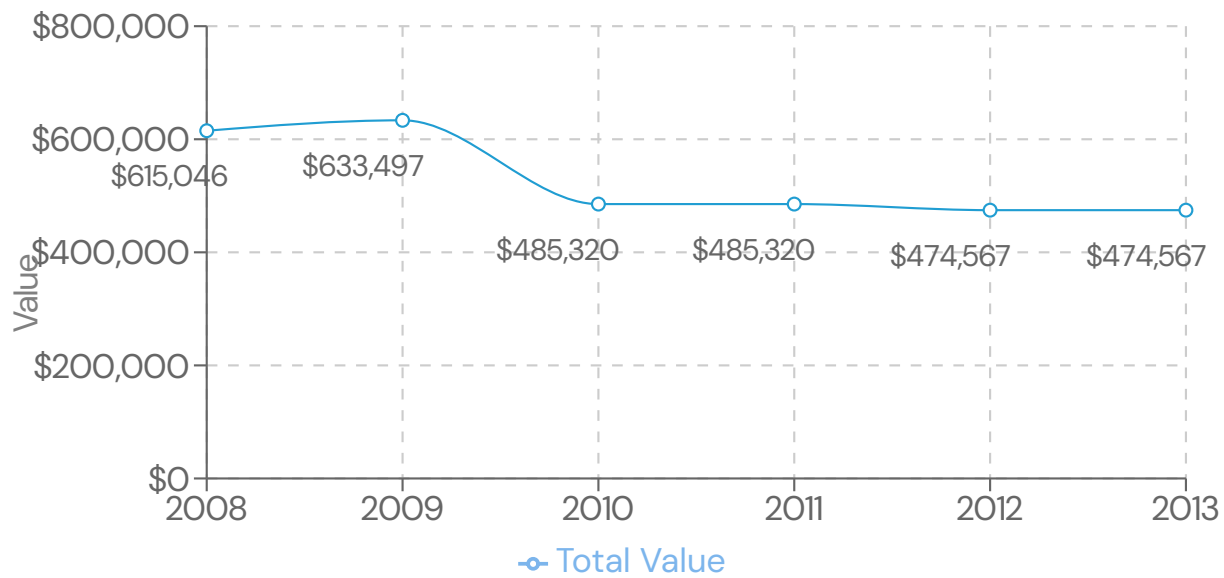
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Land Value	\$350,910.00	Assessed Value (2013)	\$474,567.00
Improvement Value	\$123,657.00	Tax Amount (2013)	\$8,076.95

Assessed Value

Hide ^

2008	\$615,046.00	2009	\$633,497.00
2010	\$485,320.00	2011	\$485,320.00
2012	\$474,567.00	2013	\$474,567.00



Ownership History

Current Owner

Owner Name

Cardinal Group Eugene ll LLC

Ownership Details

Hide ^

Document Number	46074	Property Indicator	Commercial
Sale Date	Sep 28, 2018	Resale New Construction	Resale
Sale Amount	\$25,000,000.00	Residential Model	Based On Zip Code And

		Indicator	Value Property Is Not Residential
View More ▾			

Hide ^

Mortgage Information

Mortgage Date	Mar 31, 2022	Mortgage Amount	\$225,000,000.00
Recording Date	Apr 14, 2022	Mortgage Term	2 Years
Mortgage Due Date	May 9, 2024	Mortgage Deed Type	Deed Of Trust
Document Number	16890		

Hide ^

Mortgage Information

Mortgage Date	Sep 28, 2018	Mortgage Amount	\$14,130,000.00
Recording Date	Sep 28, 2018	Mortgage Term	7 Years
Mortgage Due	Feb 1, 2025	Mortgage Loan	Private Party

Date		Type	Lender
Mortgage Deed Type	Assumption	Document Number	46074

Ownership Details

Hide ^

Document Number	41416	Property Indicator	Commercial
Sale Date	Aug 14, 2012	Resale New Construction	Resale
Residential Model Indicator	Based On Zip Code And Value Property Is Not Residential	Recording Date	Aug 15, 2012
View More ▾			

Ownership Details

Hide ^

Document Number	23173	Property Indicator	Commercial
Sale Date	Apr 1, 2008	Resale New Construction	Resale
Residential Model Indicator	Based On Zip Code And Value Property Is Not	Recording Date	Apr 25, 2008

Residential

[View More](#) 

Ownership Details

[Hide](#) 

Property Indicator	Commercial	Owner	Patterson Street Sustainable Housing LLC 1075 Arrowsmith St, Eugene, Oregon, 97402
Absentee Indicator	Absentee(Mail And Situs Not =)		

Current Owner

Owner Name

Patterson Street Sustainable H

Date Owned

01/09/2015

Ownership Details

[Hide](#) 

Document Number	951	Property Indicator	Condominium (Residential)
Sale Date	Jan 9, 2015	Residential Model Indicator	Based On Zip Code And Value

			Property Is Residential
Recording Date	Jan 9, 2015	Title Company	CASCADE TITLE
View More ▾			

Hide ^

Mortgage Information

Mortgage Date	Jan 9, 2015	Mortgage Amount	\$14,130,000.00
Recording Date	Jan 9, 2015	Mortgage Loan Type	Private Party Lender
Mortgage Deed Type	Deed Of Trust	Document Number	951

Hide ^

Mortgage Information

Mortgage Date	Jan 9, 2015	Mortgage Amount	\$14,130,000.00
Recording Date	Jan 9, 2015	Mortgage Loan Type	Private Party Lender
Mortgage Deed Type	Deed Of Trust	Document Number	951

Ownership Details

Hide ^

Document Number	41416	Property Indicator	Commercial
Sale Date	Aug 14, 2012	Resale New Construction	Resale
Residential Model Indicator	Based On Zip Code And Value Property Is Not Residential	Recording Date	Aug 15, 2012
View More ▾			

Ownership Details

Hide ^

Document Number	23173	Property Indicator	Commercial
Sale Date	Apr 1, 2008	Resale New Construction	Resale
Residential Model Indicator	Based On Zip Code And Value Property Is Not Residential	Recording Date	Apr 25, 2008
View More ▾			

[Hide](#) ^

Mortgage Information

Recording Date	Apr 25, 2008	Cash Purchase	Yes
Document Number	23173		

[Hide](#) ^

Ownership Details

Property Indicator	Commercial	Owner	Patterson Street Sustainable Housing LLC 1075 Arrowsmith St, Eugene, Oregon, 97402
Absentee Indicator	Absentee(Mail And Situs Not =)		

[Hide](#) ^

Ownership Details

Property Indicator	Commercial	Owner	Patterson Street Sustainable Housing LLC 1361 Pearl St, Eugene, Oregon, 97401
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Absentee Indicator	Absentee(Mail And Situs Not =)	
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Ownership Details

Hide ^

Property Indicator	Commercial	Owner	Patterson Street Sustainable H 1361 Pearl St, Eugene, Oregon, 97401
Absentee Indicator	Absentee(Mail And Situs Not =)		

Residents

Location Use
Commercial

Location Type
Street

Details

Hide ^

Latitude	44.04543	Congressional District	04
County	Lane	Deliverable?	Yes
5 Digit Zip Code	97401	Receiving Mail?	Yes
County FIPS	41039	Latitude	-123.0835
Zip Type	Standard		

Neighbors

Possible Neighbor

Amanda P Mathis

[Open Background Report >](#)

Address

583 E 13th Ave # 1
Eugene, OR 97401

Possible Neighbor

Galen J Waddington

[Open Background Report >](#)

Address

583 E 13th Ave # 1
Eugene, OR 97401

Businesses

Businesses

Possible Primary Name

Adaptable Green LLC

Possible Primary Name

Cari Moore

Possible Primary Name

Command Tooling Sys.

Possible Primary Name
Dan Neal

Possible Primary Name
Lead

Map **Property Details** **Ownership History** **Residents** **Location Details**

M&A Duck Portfolio I LLC

Possible Primary Name
Madslyck

Possible Primary Name
Mark L Jewell Md Cosmetic Surgery

Possible Primary Name
Mid Town Ha LLC

Possible Primary Name
Oregon Health & Scienceuniversity

Possible Primary Name
Pardee Properties

Possible Primary Name

Parkside Place LLC Pmc

Possible Primary Name

Patterson Street Sustainable Housin

Possible Primary Name

Property Management Concepts

DUNS Number

609082714

Possible Primary Name

Property Management Concepts

DUNS Number

609082714

Possible Primary Name

T4-Eugene Inc

Possible Primary Name

T4-Eugene Inc.

DUNS Number

130865195

Possible Primary Name

Xtalpi

Business Name Search

New Search Printer Friendly		Business Entity Data			08-13-2025 05:31	
Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
178084-86	DBC	INA	OREGON	11-02-1989		
Entity Name	TS PROPERTY MANAGEMENT, INC.					
Foreign Name						

New Search		Printer Friendly		Associated Names			
Type	PPB	PRINCIPAL PLACE OF BUSINESS					
Addr 1	630 EAST 13TH AVE						
Addr 2							
CSZ	EUGENE	OR	97401		Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT		Start Date	12-04-1989	Resign Date	
Name	TERRY		SHOCKLEY				
Addr 1	630 EAST 13TH AVE						
Addr 2							
CSZ	EUGENE	OR	97401	Country	UNITED STATES OF AMERICA		

Type	MAL	MAILING ADDRESS			
Addr 1	PROPERTY MANAGEMENT CONCEPTS				
Addr 2	630 EAST 13TH AVE				

CSZ	EUGENE	OR	97401		Country	UNITED STATES OF AMERICA
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Type	PRE	PRESIDENT			Resign Date	
Name	TERRY		SHOCKLEY			
Addr 1	3431 PARISH ST					
Addr 2						
CSZ	EUGENE	OR	97401		Country	UNITED STATES OF AMERICA

Type	SEC	SECRETARY			Resign Date	
Name	TERRY		SHOCKLEY			
Addr 1	3431 PARISH ST					
Addr 2						
CSZ	EUGENE	OR	97401		Country	UNITED STATES OF AMERICA

New Search Printer Friendly Name History				
Business Entity Name	Name Type	Name Status	Start Date	End Date
TS PROPERTY MANAGEMENT, INC.	EN	CUR	11-02-1989	

Please [read](#) before ordering [Copies](#).

New Search Printer Friendly Summary History						
Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	ADMINISTRATIVE DISSOLUTION	12-31-2015		SYS		
	AMENDED ANNUAL REPORT	11-10-2014		FI		
	AMENDED ANNUAL REPORT	10-08-2013		FI		
	ANNUAL REPORT	11-26-2012		FI		
	AMENDED ANNUAL REPORT	09-23-2011		FI		
	REINSTATEMENT AMENDED	12-10-2010		FI		

	ADMINISTRATIVE DISSOLUTION	12-31-2009		SYS		
	ANNUAL REPORT PAYMENT	09-18-2008	09-17-2008	SYS		
	ANNUAL REPORT PAYMENT	10-10-2007		SYS		
	ANNUAL REPORT PAYMENT	09-28-2006		SYS		
	ANNUAL REPORT PAYMENT	09-30-2005		SYS		
	ANNUAL REPORT PAYMENT	09-27-2004		SYS		
	CHANGE OF REGISTERED AGENT/ADDRESS	09-24-2003		FI		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	09-24-2003		FI		
	ANNUAL REPORT PAYMENT	09-23-2003		SYS		
	ANNUAL REPORT PAYMENT	10-11-2002		SYS		
	ANNUAL REPORT PAYMENT	10-29-2001		SYS		
	STRAIGHT RENEWAL	10-03-2000		FI		
	STRAIGHT RENEWAL	09-29-1999		FI		
	STRAIGHT RENEWAL	09-18-1998		FI		
	STRAIGHT RENEWAL	09-19-1997		FI		
	STRAIGHT RENEWAL	09-24-1996		FI		
	STRAIGHT RENEWAL	10-06-1995		FI		
	AMENDED RENEWAL	09-23-1994		FI		
	AMENDED					

	RENEWAL	12-07-1993		FI		
	AMENDED RENEWAL	10-30-1992		FI		
	STRAIGHT RENEWAL	11-04-1991		FI		
	AMENDED RENEWAL	11-07-1990		FI		
	ASSOCIATED NAME CHNG	12-04-1989		FI		
	NEW FILING	11-02-1989		FI		

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AMENDED ANNUAL REPORT



Corporation Division
www.filinginoregon.com

E-FILED
May 28, 2015
OREGON SECRETARY OF STATE

REGISTRY NUMBER

86818094

REGISTRATION DATE

07/09/2012

BUSINESS NAME

PATTERSON STREET SUSTAINABLE HOUSING LLC

BUSINESS ACTIVITY

APARTMENTS

MAILING ADDRESS

1075 ARROWSMITH ST
EUGENE OR 97402 USA

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

PRIMARY PLACE OF BUSINESS

1075 ARROWSMITH
EUGENE OR 97402 USA

JURISDICTION

OREGON

REGISTERED AGENT

CATHY RUDINSKY

1075 ARROWSMITH ST
EUGENE OR 97402 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

MEMBER

87583291 - WV PATTERSON LLC

1075 ARROWSMITH
EUGENE OR 97402 USA

MEMBER

DAN NEAL

1361 PEARL
EUGENE OR 97401 USA



By my signature, I declare as an authorized authority, that this filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

CATHY RUDINSKY

TITLE

AGENT

DATE SIGNED

05-28-2015

ARTICLES OF ORGANIZATION



Corporation Division
www.filinginoregon.com

E-FILED
Jul 09, 2012
OREGON SECRETARY OF STATE

REGISTRY NUMBER

86818094

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

1. ENTITY NAME

PATTERSON STREET SUSTAINABLE HOUSING LLC

2. MAILING ADDRESS

1361 PEARL ST
EUGENE OR 97401 USA

3. NAME & ADDRESS OF REGISTERED AGENT

DAN NEAL

1361 PEARL ST
EUGENE OR 97401 USA

4. ORGANIZERS

DAN NEAL

1361 PEARL ST
EUGENE OR 97401 USA

5. DURATION

PERPETUAL

6. MANAGEMENT

This Limited Liability Company will be manager-managed by one or more managers

7. OPTIONAL PROVISIONS

The company elects to indemnify its members, managers, employees, agents for liability and related expenses under ORS 63.160.



By my signature, I declare as an authorized authority, that this filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

DAN NEAL